

Title 440 - Conservation Programs Manual  
Wetlands Reserve Program

Exhibit 514.83

Landowner: John Doe  
County: Any County  
WRP Contract No.: 66-1234-8-261

**EXHIBIT A**

Description of easement area:

Wetlands Reserve Program (WRP) Conservation easement over three parcels of land owned by the grantors in Section 5, Township 39 North, Range 7 East; Section 31, Township 40 North, Range 7 East; U.S. Survey 3017, Township 39 and 40 North, Range 6 and 7 East; in Any County, Missouri, and more particularly described as follows:

Tract 1 Boundary Description:

A tract of land situated in the County of Any and the State of Missouri lying in part of the West half of Fractional Section 31, Township 40 North, Range 7 East and part of U.S. Survey 3017, Township 40 North, Ranges 6 and 7 East being part of a larger tract of land conveyed to John Doe as described in Deed Book xx Page xxx. of the land records of said Any County, Missouri, and being more particularly described as follows:

Commencing at a found 3/8 inch iron pin marking the Southeast corner of said U.S. Survey 3017; Thence North 47 degrees 47 minutes 20 seconds West, a distance of 6019.72 feet to a set 1/2 inch iron pin marking THE TRUE POINT OF BEGINNING of the tract herein described; Thence South 74 degrees 02 minutes 50 seconds West, a distance of 2267.18 feet to a set 1/2 inch iron pin; Thence North 65 degrees 29 minutes 13 seconds West, a distance of 293.71 feet to a 5/8 inch iron pin set on the South right-of-way of Missouri Route "AA"; Thence along said South right-of-way as follows: Thence North 49 degrees 00 minutes 53 seconds East, a distance of 241.00 feet to a set 1/2 inch iron pin; Thence South 40 degrees 59 minutes 07 seconds East, a distance of 15.00 feet to a set 1/2 inch iron pin; Thence North 49 degrees 00 minutes 53 seconds East, a distance of 59.26 feet to a set 1/2 inch iron pin marking a point of curvature; Thence 281.79 feet along the Arc of a Curve to the Right, having a Radius of 1387.50 feet through a Central Angle of 11 degrees 38 minutes 11 seconds, to a set 1/2 inch iron pin; Thence North 29 degrees 20 minutes 56 seconds West, a distance of 15.00 feet to a set 1/2 inch iron pin; Thence 203.08 feet along the Arc of the Curve to the Right, having a Radius of 1402.50 feet through a Central Angle of 8 degrees 17 minutes 47 seconds, with a Chord that bears North 64 degrees 47 minutes 58 seconds East, a distance of 202.90 to a set 1/2 inch iron pin marking a point of tangency; Thence North 68 degrees 56 minutes 51 seconds East, a distance of 686.39 feet to a set 1/2 inch iron pin marking the point of curvature; Thence 312.90 feet along the Arc of a Curve to the Right, having a Radius of 2835.00 feet through a Central Angle of 0 degrees 24 minutes 00 seconds, with a Chord that bears North 75 degrees 28 minutes 17 seconds East, a distance of 19.76 to a set 1/2 inch iron pin; Thence North 14 degrees 19 minutes 43 seconds West, a distance of 5.00 feet to a set 1/2 inch iron pin; Thence 127.57 feet along the Arc of a Curve to the Right, having a Radius of 2835.00 feet through a Central Angle of 2 degrees 34 minutes 42 seconds, with a Chord that bears North 76 degrees 57 minutes 38 seconds East, a distance of 127.56 to a set 1/2 inch iron pin marking a point of tangency; Thence North 78 degrees 14 minutes 58 seconds East, a distance of 236.35 feet to a set 1/2 inch iron pin marking a point of curvature; Thence 235.71 feet along the Arc of a Curve to the Right, having a Radius of 720.00 feet through a Central Angle of 18 degrees 45 minutes 26 seconds, to a set 1/2 inch iron pin marking a point of tangency; Thence South 82 degrees 59 minutes 35 seconds, to a set 1/2 inch iron pin marking a point of tangency; Thence South 82 degrees 59 minutes 35 seconds

East, a distance of 203.17 feet to a set 1/2 inch iron pin marking a point of curvature; Thence 48.11 feet along the Arc of a Curve to the Left, having a Radius of 428.00 feet through a Central Angle of 6 degrees 26 minutes 28 seconds, to a set 5/8 inch iron pin; Thence leaving said South right-of-way South 01 degrees 11 minutes 03 seconds East, a distance of 352.19 feet to the Point of Beginning. Containing 24.97 Acres, more or less, according to survey by The Land Services, Inc.

Subject to any easements, reservations, or restrictions on record or now in effect.

#### Tract 2 Boundary Description

A tract of land situated in the County of Any and the State of Missouri, lying in part of the Southeast Quarter of Fractional Section 31, Township 40 North, Range 7 East and part of U.S. survey 3017, Township 39 and 40 North, Range 7 East being part of a larger tract of land conveyed to John Doe as described in Deed Book xx Page xxx of the land records of said Any County, Missouri and being more particularly described as follows:

Commencing at a found 3/8 inch iron pin marking the Southeast corner of said U.S. Survey 3017; Thence North 35 degrees 05 minutes 13 seconds West, a distance of 3197.48 feet to a 5/8 inch iron pin set on the West right-of-way of the St. Louis to San Francisco Railroad marking THE TRUE POINT OF BEGINNING of the tract herein described; Thence South 55 degrees 16 minutes 53 seconds West, a distance of 2077.16 feet to a set 1/2 inch iron pin; Thence North 37 degrees 42 minutes 15 seconds West, a distance of 803.05 feet to a set 1/2 inch iron pin; Thence North 44 degrees 19 minutes 39 seconds East, a distance of 2113.16 feet to a set 5/8 inch iron pin; Thence South 36 degrees 49 minutes 40 seconds East, a distance of 1204.31 feet along said West right-of-way to the Point of Beginning. Containing 47.98 Acres, more or less, according to survey by the Land Services, Inc.

Subject to any easements, reservations, or restrictions on record or now in effect.

Said Conservation Easement contains 72.95 acres, more or less.

End of Description.

#### **EXHIBIT B**

Unlimited ingress and egress access to easement area:

Unlimited ingress and egress to the above described Tract 1 is provided by Missouri Route "AA" which runs along the Northern Boundary of the easement area.

Unlimited ingress and egress to the above described Tract 2 is provided by a tract of land more particularly described as follows:

Description for Centerline 30 foot Wide Entrance Road. (DETAIL A)

A tract of land situated in the County of Any and the State of Missouri lying in part of the Fractional Section 31, Township 40 North, Range 7 East being part of a larger tract of land conveyed to John Doe as described in Deed Book xx Page xxx of the land records of said Any

County, Missouri and being 30 feet Wide, 15 feet each side of the following described centerline:.....